



MORTGAGE APPRAISAL  
Telephone (718) 670-7557

41-60 MAIN STREET • FLUSHING, N.Y. 11355-3820

MAGALY LUCAS

Re: PURCHASE  
Premises: 553 47 STREET  
BROOKLYN, NY 11220

We have received your request for a copy of an appraisal report  
of the above stated premises.

Enclosed please find your copy.

Sincerely,

A handwritten signature in black ink, appearing to read "M. S. Stern".

Mortgage Appraisal Department

Enc.

EXHIBIT C

Profile No: \_\_\_\_\_  
 PLACEMENT VALUE: \_\_\_\_\_

## VALUATION

d 20 x 90 = 180 Range of Sales:  
 Lot Size @ Value of:

RUSH  
Application No. 000009000285

MOVEMENTS:

<u>36000</u>	Square Cubic ft.	<u>510</u>	Per Sq. Foot Per Cube	<u>183600</u>	
<u>30</u>	Depreciation			<u>36240</u>	Garage
<u>10</u>	Depreciated Value			<u>146880</u>	
			Total \$	<u>146880</u>	

## APPRaisal

## ASSESSED VALUE

## FIRE INSURANCE REQUIRED (60%)

\$ _____	\$ 2400	Struct: A \$ _____
mts \$ _____		B \$ _____
\$ _____	\$ 12000	C \$ _____
Year: 1990	Taxes \$ 1140	Total \$ <u>150000</u>

I hereby certify that I have examined the above property according to my best judgement the value is as stated above and recommend a loan for the amount of \$ \_\_\_\_\_ 12<sup>45</sup> - 1 Credit Union Appraiser

S 14

BAY RIDGE	Commitment issued <u>5-4-90</u>	SMSA <u>10 BIS</u>			
ENCL 8 A	Mortgage number <u>184042-0-14</u>	Quadrant <u>10 BIS</u>			
ENCL 8 B	Map Section <u>3</u> FEB <u>1990</u> Block <u>157</u> Lot <u>54</u>	Date <u>1-9-90</u>			
553 47 ST BROOKLYN 11220					
PROPERTY:	LOT SIZE: <u>20 X 90.75</u> INCHES AREA <u>1827</u> sq. ft. ZONING Residential / Commercial.				
STRUCTURE(S): No. of Stories <u>2+BASE</u> Type <u>BROWNSTONE + BRICK 2 FAMILY</u>					
Detached <input checked="" type="checkbox"/> Semi-Detached <input type="checkbox"/> Attached <input type="checkbox"/>	Year Built <u>ABT 1910</u>				
SIZE(S):					
Width <u>20 X 45</u>	Ext. <u>7 X 6 WEST (R)</u>	Ext. <u></u>			
Ext. <u></u>	Ext. <u>4 X 2 2+BASEBAY (F)</u>	Ext. <u></u>			
Ext. <u></u>	Ext. <u></u>	Counts <u></u>			
YARD(S):	RENT				
1 Level <u></u>					
1 Level <u></u>					
2 Level <u></u>					
3 Level <u></u>					
4 Level <u></u>					
5 Level <u>5R-B</u>	<u>450 NL</u>	Total No. Apts. <u>2</u> Total Rooms <u>15</u>			
6 Level <u>4R-B</u>	<u>OWNER</u>	Total Baths <u>4</u> Total Bedrooms <u>6</u>			
7 Level <u>3R-B</u>		Total Kitchens <u>3</u> Other <u>EDIL</u>			
8 Level <u>3 R-B - BOIL 5'R'</u>		Garage: Att-Bas: <u>NONE</u>			
		Driveway: Common Stl. <u>NONE</u>			
		Monthly Rent: \$ OWNER + 450 NL Ann. Rent \$ <u>0 + 5400</u>			
NEIGHBORHOOD:	GOOD RESIDENTIAL / COMMERCIAL AREA.				
S OF <u>39 ST</u>	SIMILAR AND VARIOUS TYPE DWELLINGS ON BLOCK.				
E OF <u>4TH AV</u>					
AVERAGE INCOME GROUP.					
NEIGHBORHOOD ACTIVITIES:	Schools <u>2 BL</u>	Churches <u>2 BL</u>	Stores <u>ON R</u>	Other <u></u>	
	Transportation <u>BUS</u>	Utilities <u>+ water + electric + gas + sewers + seepools</u>			
E G F P EXTERIOR			E G F P INTERIOR		
GENERAL CONDITION			GENERAL CONDITION		
AVEMENT	<input checked="" type="checkbox"/> mac <input type="checkbox"/> sand <input type="checkbox"/>	<input type="checkbox"/> cong <input type="checkbox"/> slate <input type="checkbox"/>	FLOORS	<input type="checkbox"/> haw <input type="checkbox"/> pk <input type="checkbox"/> blv <input type="checkbox"/>	
DEWALKS & CURBS	<input type="checkbox"/> mac <input type="checkbox"/> sand <input type="checkbox"/>	<input type="checkbox"/> cong <input type="checkbox"/> slate <input type="checkbox"/>	WALLS	<input type="checkbox"/> dry/wall <input type="checkbox"/> st-p <input type="checkbox"/>	
RIVETRY	<input type="checkbox"/> cong <input type="checkbox"/> mac <input type="checkbox"/>	<input type="checkbox"/> sand <input type="checkbox"/> st-p <input type="checkbox"/>	CEILINGS	<input type="checkbox"/> dry/wall <input type="checkbox"/> st-p <input type="checkbox"/>	
OF	<input type="checkbox"/> sand <input type="checkbox"/> st-p <input type="checkbox"/>	<input type="checkbox"/> mac <input type="checkbox"/> st-p <input type="checkbox"/>	KITCHENS-FLOORS	<input type="checkbox"/> vi <input type="checkbox"/> lno <input type="checkbox"/> ear <input type="checkbox"/> crpt <input type="checkbox"/>	
HIMNEYS	<input type="checkbox"/> bk <input type="checkbox"/> galv <input type="checkbox"/>	<input type="checkbox"/> st-p <input type="checkbox"/> st-p <input type="checkbox"/>	CABINETS	<input type="checkbox"/> wd <input type="checkbox"/> form <input type="checkbox"/> thol <input type="checkbox"/>	
EADERS & GUTTERS	<input type="checkbox"/> alum <input type="checkbox"/> st-p <input type="checkbox"/> galv <input type="checkbox"/>	<input type="checkbox"/> st-p <input type="checkbox"/> galv <input type="checkbox"/>	SINKS	<input type="checkbox"/> wd <input type="checkbox"/> dld <input type="checkbox"/> lve/a <input type="checkbox"/> pors <input type="checkbox"/>	
IRE ESCAPES	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	APPLIANCES	<input type="checkbox"/> haw <input type="checkbox"/> dw <input type="checkbox"/> wash/mch <input type="checkbox"/>	
AIN	<input type="checkbox"/> work required: <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> work required: <input type="checkbox"/> YES <input type="checkbox"/> NO	RANGES	<input type="checkbox"/> haw <input type="checkbox"/> elec <input type="checkbox"/> lft <input type="checkbox"/> wro <input type="checkbox"/>	
ORNICE	<input type="checkbox"/> st-p <input type="checkbox"/> slate <input type="checkbox"/> st-p <input type="checkbox"/> LMET	<input type="checkbox"/> st-p <input type="checkbox"/> slate <input type="checkbox"/> st-p <input type="checkbox"/> LMET	BATHS-FLOORS	<input type="checkbox"/> ear <input type="checkbox"/> vt <input type="checkbox"/> lno <input type="checkbox"/> crpt <input type="checkbox"/>	
OUNDATION	<input type="checkbox"/> cong <input type="checkbox"/> CB <input type="checkbox"/> stone <input type="checkbox"/>	<input type="checkbox"/> cong <input type="checkbox"/> CB <input type="checkbox"/> stone <input type="checkbox"/>	WALLS	<input type="checkbox"/> ear <input type="checkbox"/> +dry/wall <input type="checkbox"/> dol <input type="checkbox"/>	
FRONT WALL	<input type="checkbox"/> bk <input type="checkbox"/> alum <input type="checkbox"/> stucco <input type="checkbox"/> wdsh <input type="checkbox"/>	<input type="checkbox"/> bk <input type="checkbox"/> alum <input type="checkbox"/> stucco <input type="checkbox"/> wdsh <input type="checkbox"/>	TUBS	<input type="checkbox"/> trol <input type="checkbox"/> bl <input type="checkbox"/> legs <input type="checkbox"/>	
IDE & REAR WALLS	<input type="checkbox"/> asph <input type="checkbox"/> asph <input type="checkbox"/> asph <input type="checkbox"/>	<input type="checkbox"/> asph <input type="checkbox"/> asph <input type="checkbox"/> asph <input type="checkbox"/>	SHOWERS	<input type="checkbox"/> dol <input type="checkbox"/> stol <input type="checkbox"/>	
FRAME AND BASH	<input type="checkbox"/> frm <input type="checkbox"/> bldg <input type="checkbox"/> cas <input type="checkbox"/> twn	<input type="checkbox"/> frm <input type="checkbox"/> bldg <input type="checkbox"/> cas <input type="checkbox"/> twn	BASINS	<input type="checkbox"/> hanly <input type="checkbox"/> heng <input type="checkbox"/> ped <input type="checkbox"/>	
ORCH	<input type="checkbox"/> alum <input type="checkbox"/> wd <input type="checkbox"/> Vinyl <input type="checkbox"/>	<input type="checkbox"/> alum <input type="checkbox"/> wd <input type="checkbox"/> Vinyl <input type="checkbox"/>	FUEL/FUEL CAPACITY	<input type="checkbox"/> gas <input type="checkbox"/> oil <input type="checkbox"/> elec <input type="checkbox"/> tankless <input type="checkbox"/> auto	GA
GARAGE	<input type="checkbox"/> EP <input type="checkbox"/> OP <input type="checkbox"/> Scr/P <input type="checkbox"/>	<input type="checkbox"/> EP <input type="checkbox"/> OP <input type="checkbox"/> Scr/P <input type="checkbox"/>	HEATING SYSTEM	<input type="checkbox"/> steam <input type="checkbox"/> hw <input type="checkbox"/> hot air <input type="checkbox"/>	
MISCELLANEOUS	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HOT WATER SUPPLY	<input type="checkbox"/> gas <input type="checkbox"/> oil <input type="checkbox"/> elec <input type="checkbox"/> tankless <input type="checkbox"/> auto	
			AIR CONDITIONING	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> entl <input type="checkbox"/> wall <input type="checkbox"/> wind	
			PLUMBING	<input type="checkbox"/> brass <input type="checkbox"/> ct <input type="checkbox"/> tyn <input type="checkbox"/>	
			MISCELLANEOUS	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
				<u>100A-2P 1B</u>	
			46 ST 5 AV 6 AV 93 9 92 47 ST N		
<b>ANS PROPS (RIVS)</b> BUYER TO OCCUPY FOR OWNER 2+ BASEMENT SOLD NEUTRAL 60'S KITCH + 2 60'S BATH IN PUPPLE 30'S KITCH + 20'S BATH + 2ND FL POTENTIAL RENTABLE IN CELLAR - NO PRIVATE ENTRANCE - SMALL ROOMS RECENT IMPROV: NONE					
OWNED BLOCK EXTERIOR MAINT. GOOD					